



Martin Luther King, Jr. Medical Center  
Inpatient Tower Renovation Project (Project 1)  
Multi-service Ambulatory Care Center/Ancillary Building  
Project (Project 2), and other Associated Projects

**As-Needed Community Programs Support Services  
Pre-proposal Meeting**



July 29, 2010  
Los Angeles County,  
Department of Public Works

# Martin Luther King, Jr. Medical Center



Martin Luther King, Jr. Medical Center  
Design Development

MULTI-SERVICE AMBULATORY CARE CENTER (MACC) - NORTH VIEW

07/19/2010

HMC Architects



# Martin Luther King, Jr. Medical Center



# Martin Luther King, Jr. Medical Center

- **BACKGROUND**

- 1972 - Martin Luther King, Jr. (MLK) Medical Center opened
- August 2007 – MLK stopped providing inpatient services
- December 2008 – Board of Supervisors, approved restoration of inpatient services at MLK
- August 2009 – Board approved the Projects 1 and 2
- September 2009 – Functional & Space Program Complete
- November 2009 – Authorized HMC Architects to begin design
- Presently - MLK is providing outpatient services

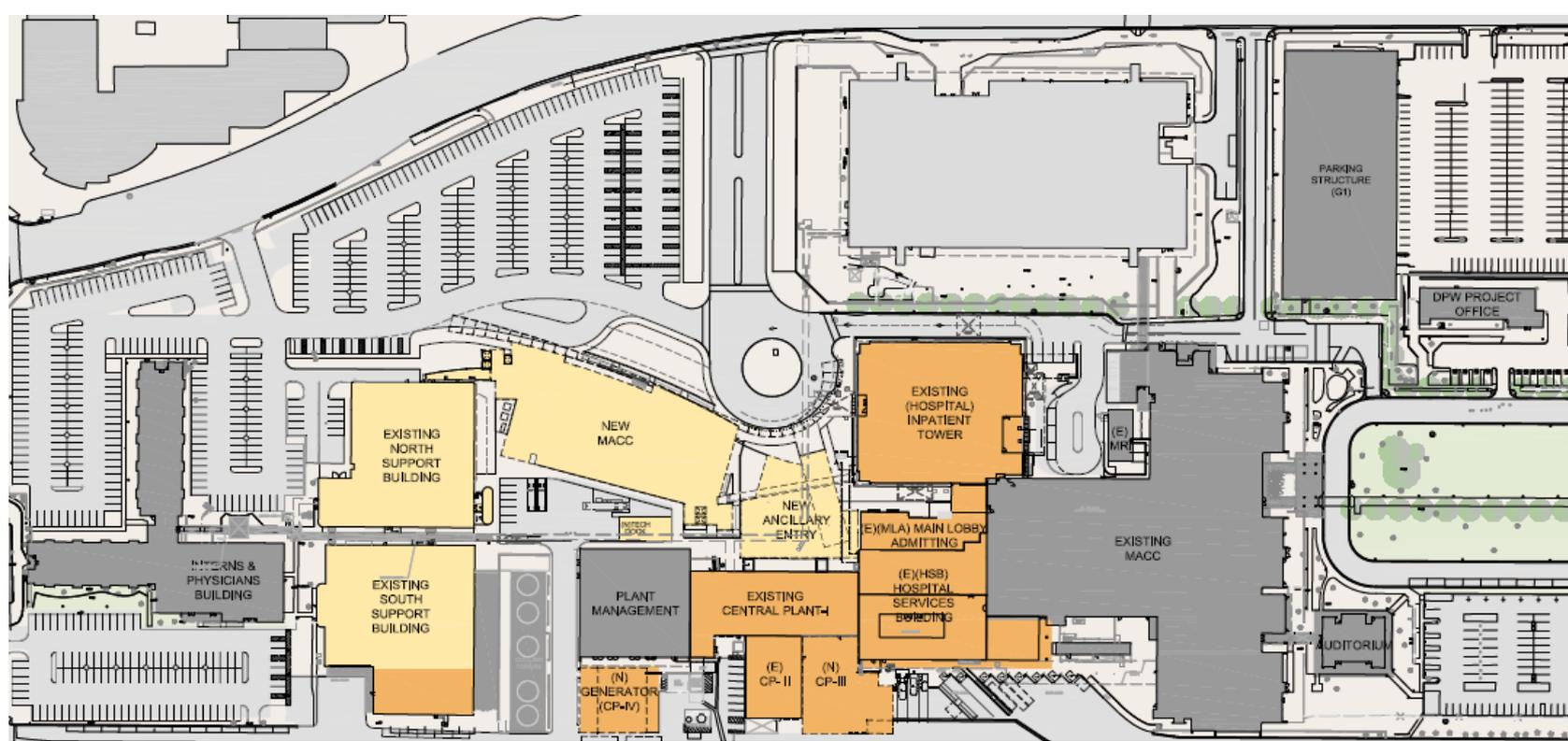


# Martin Luther King, Jr. Medical Center

- **VISION STATEMENT**

**“ The County seeks to establish the MLK Medical Center campus as a center of excellence for health care delivery, urban health promotion and prevention, health workforce development, academic research and teaching, and economic development.”**

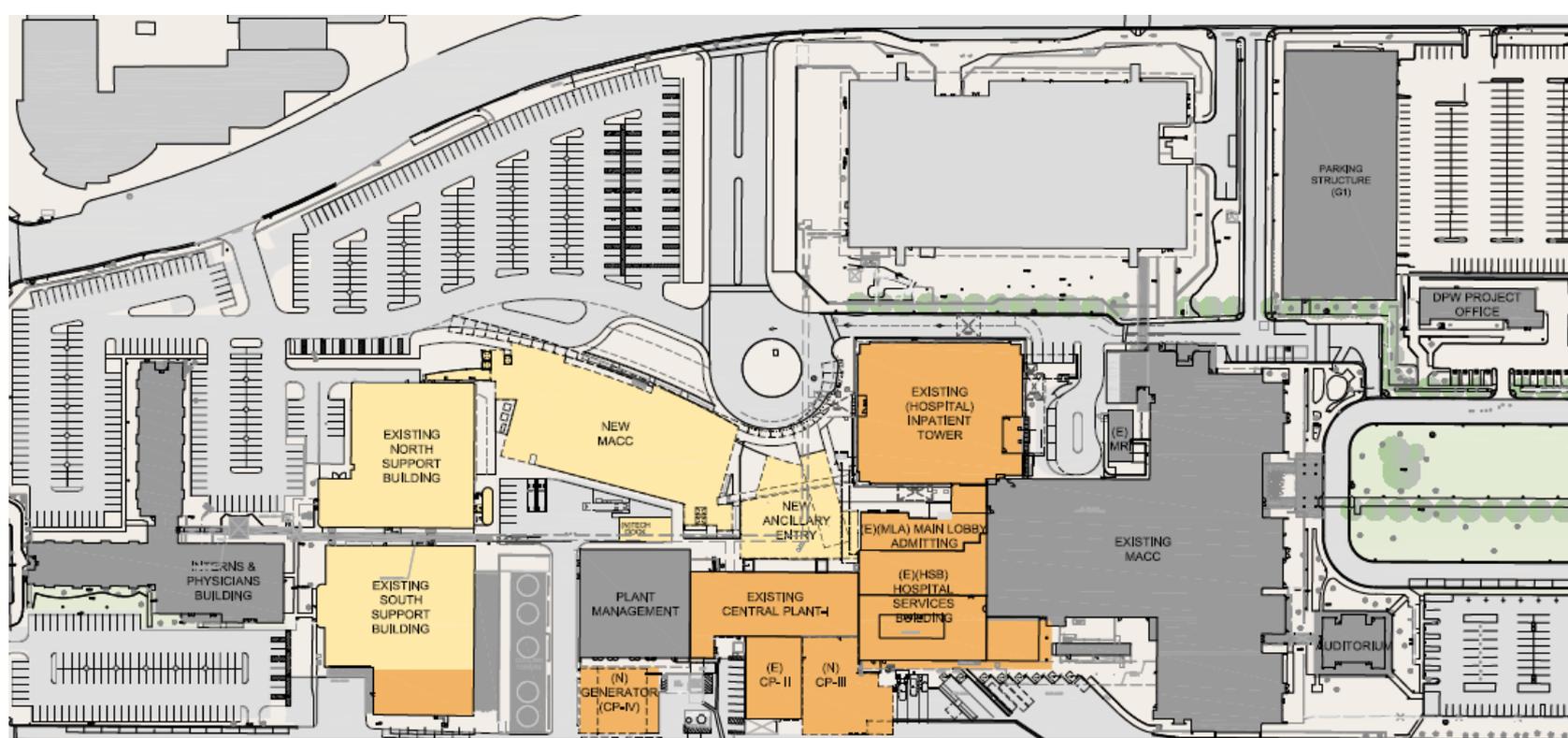




## PROPOSED CAMPUS SITE PLAN

- Existing MACC – 530,000 SF
- Inpatient Tower – 194,000 SF
- Pediatric Acute Care – 8,000 SF
- Medical Records & Laundry – 27,000 SF
- Central Plant (Phases I & 2) – 25,000 SF
- North Support – 53,000 SF
- South Support – 35,000 SF
- Interns & Residents – 125,000 SF
- Hawkins – 227,000 SF
- Plant Management – 16,000 SF
- Parking Structure – 490 RPS and 11 HPS





## DESCRIPTION of PROJECTS

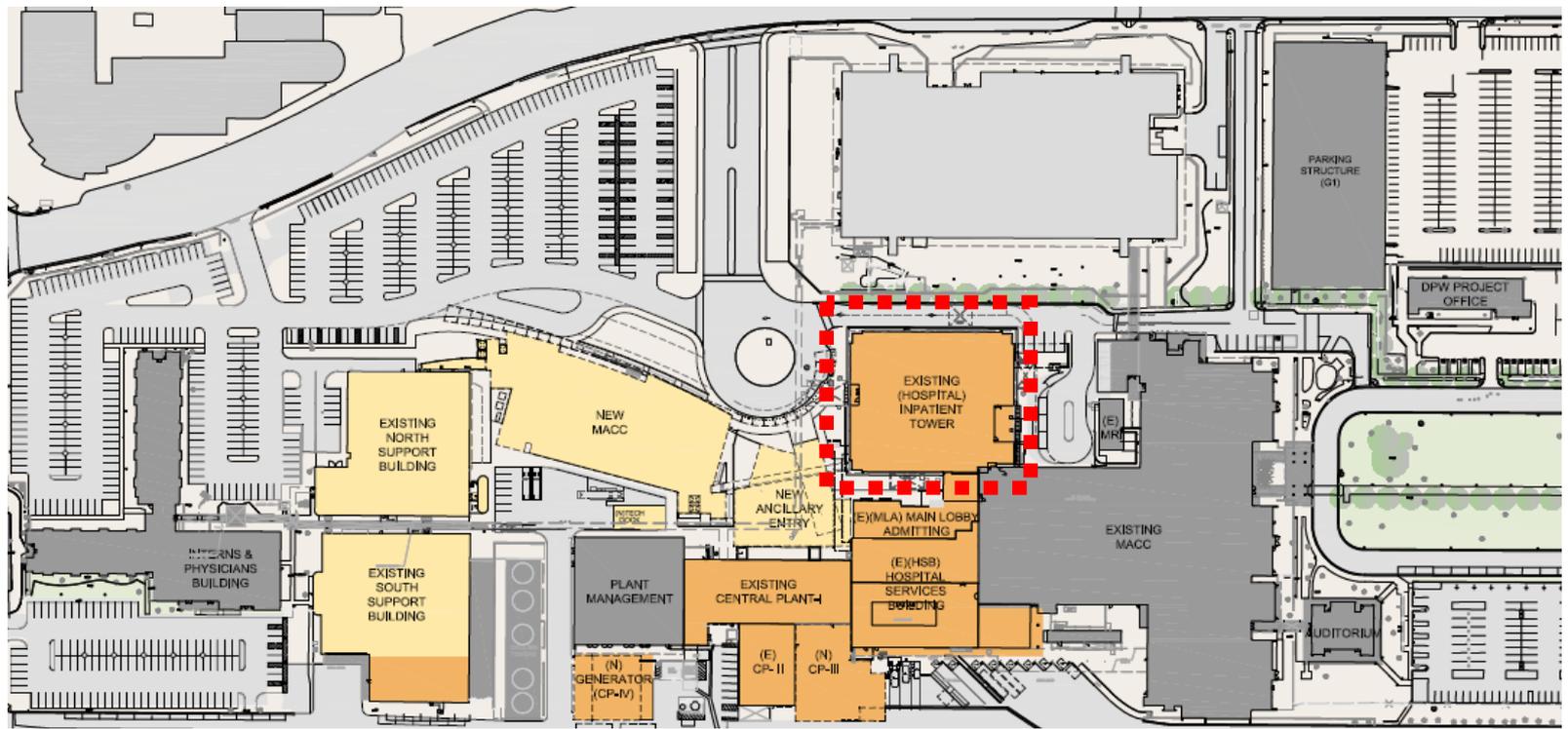
### Project 1 – Inpatient Tower (IPT) Renovation/Ancillary

- Hospital and New Ancillary Buildings
- Support Functions
- Central Plant Upgrade
- E-Generator Replacement
- Underground Pedestrian Tunnel
- **I-Occupancy Buildings**

### Project 2 – New Multi-service Ambulatory Care Center (MACC)

- New MACC
- Support Functions
- Make-Ready
- Central Plant Connection
- New Parking Deck
- **B-Occupancy Buildings**





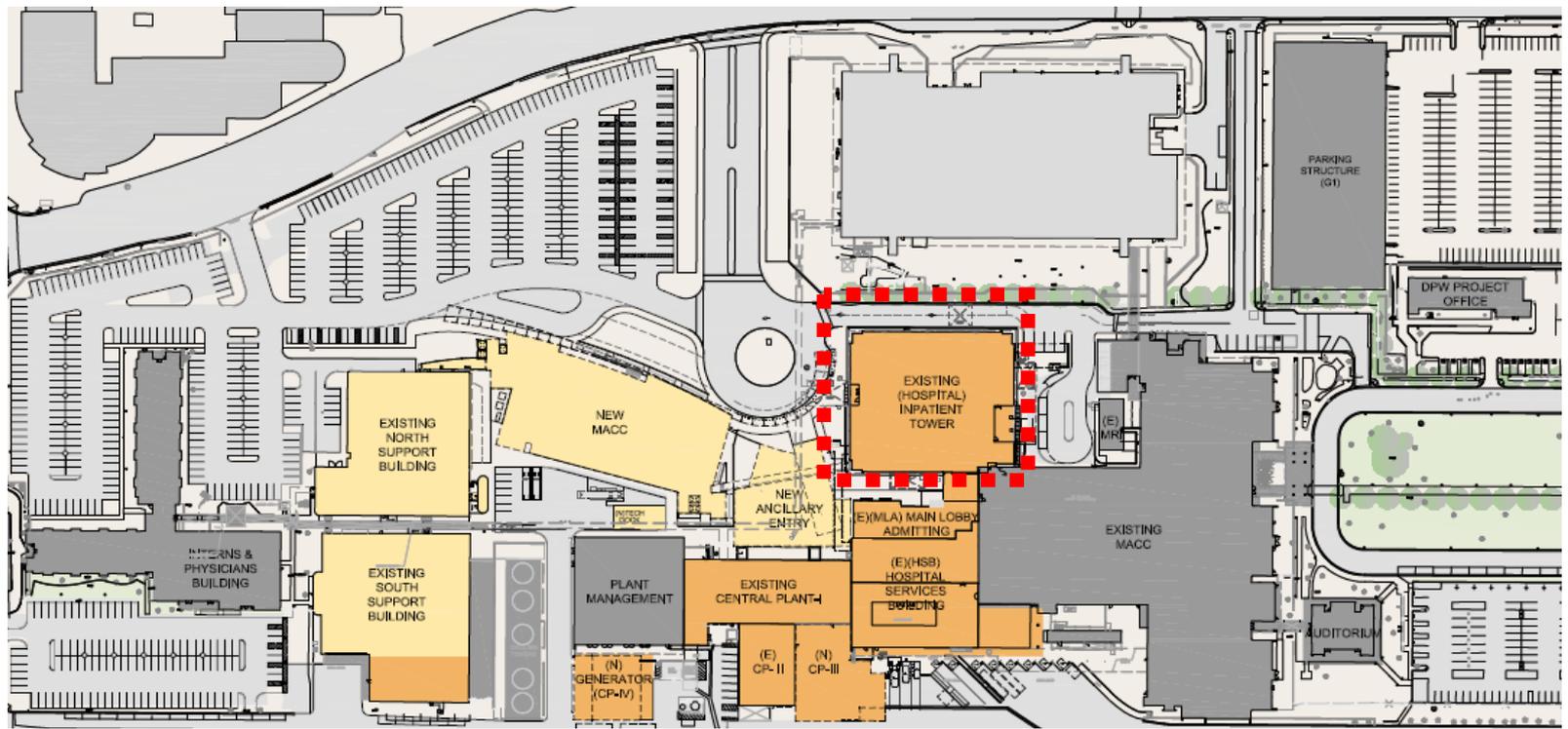
## PROJECT I

### PROPOSED HOSPITAL (IPT) FUNCTIONS

- Existing IPT Building
  - 120-patient beds
    - Operating Rooms
    - Labor & Delivery Rooms
    - ICU Rooms
    - Med-Surge Rooms
  - Emergency Department
  - Inpatient Pharmacy
  - Central Sterilization
  - Radiology
  - Stat Laboratory

Jurisdictional Agency - OSHPD





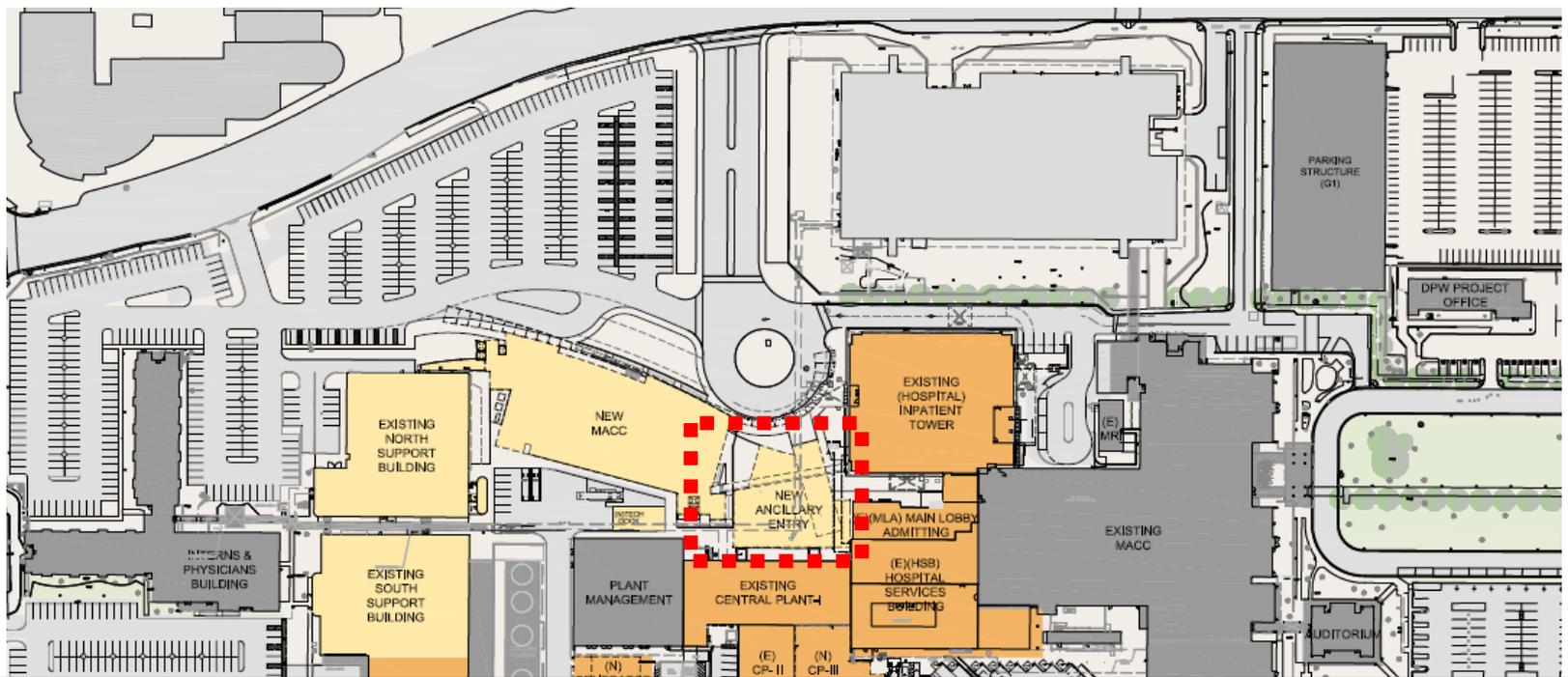
## PROJECT I (cont'd)

### HOSPITAL (Existing IPT Building)

#### Infrastructure/Systems Upgrades Include:

- Utilities Renovation
- Elevators – Renovation & Addition
- Helipad Demolition @ Roof Level
- Re-Roof
- New Mechanical
- New Connecting Tunnel
- Replace AHU's



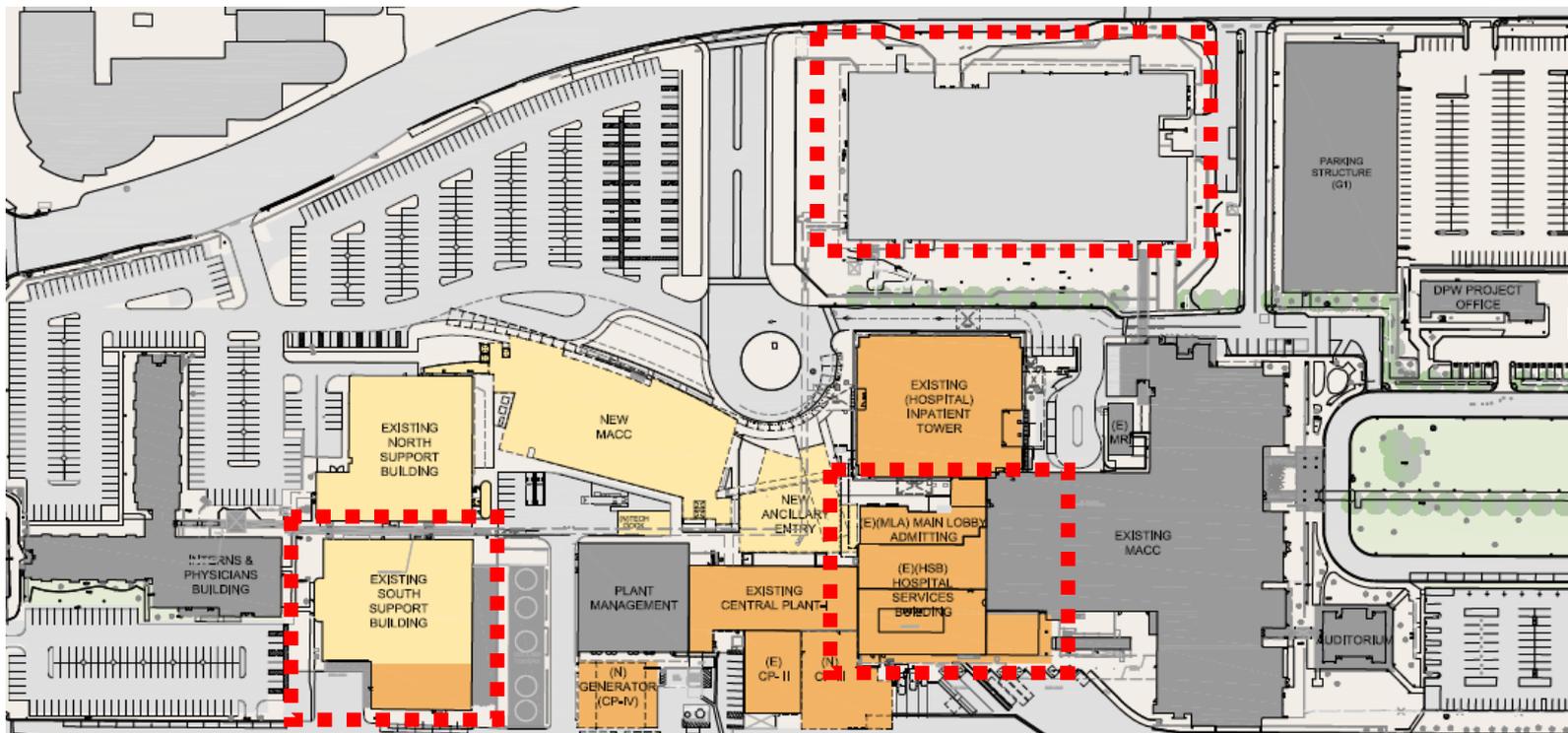


## PROJECT I (cont'd)

### NEW ANCILLARY BLDG – Approx. 24,000 SF

- Cafeteria (may be shelled)
- Outdoor Dining
- Administrative Space
- Connection to new MACC and IPT buildings
- Minimum LEED Silver Certification Required





## PROJECT I (cont'd)

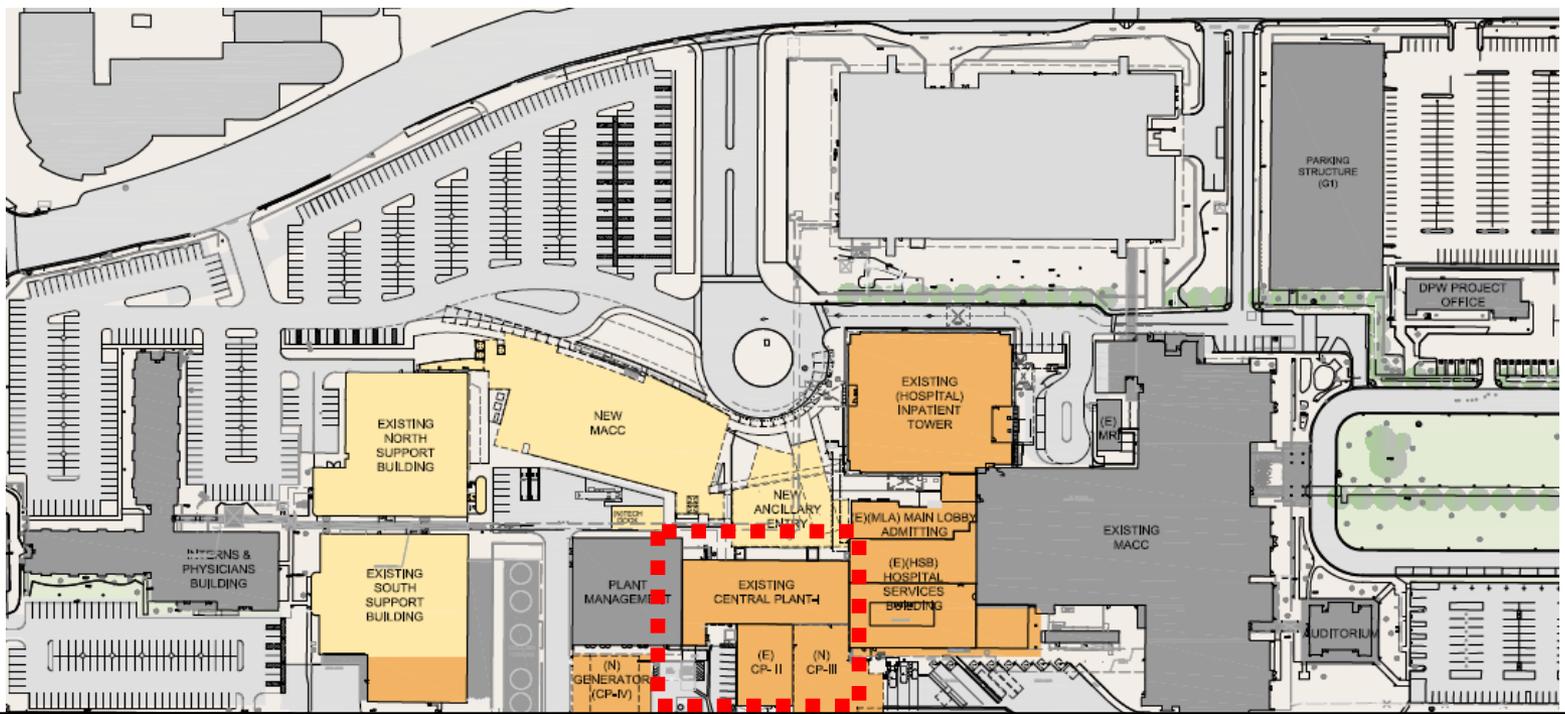
### SUPPORT FUNCTIONS

- Administrative Space
- Support Services
  - Receiving/Holding
  - Material/Waste Management
  - Linen
  - Kitchen

### EXISTING BUILDINGS

- Main Lobby/Admitting Building
- Hospital Service Building
- South Support Building
- Hawkins Building



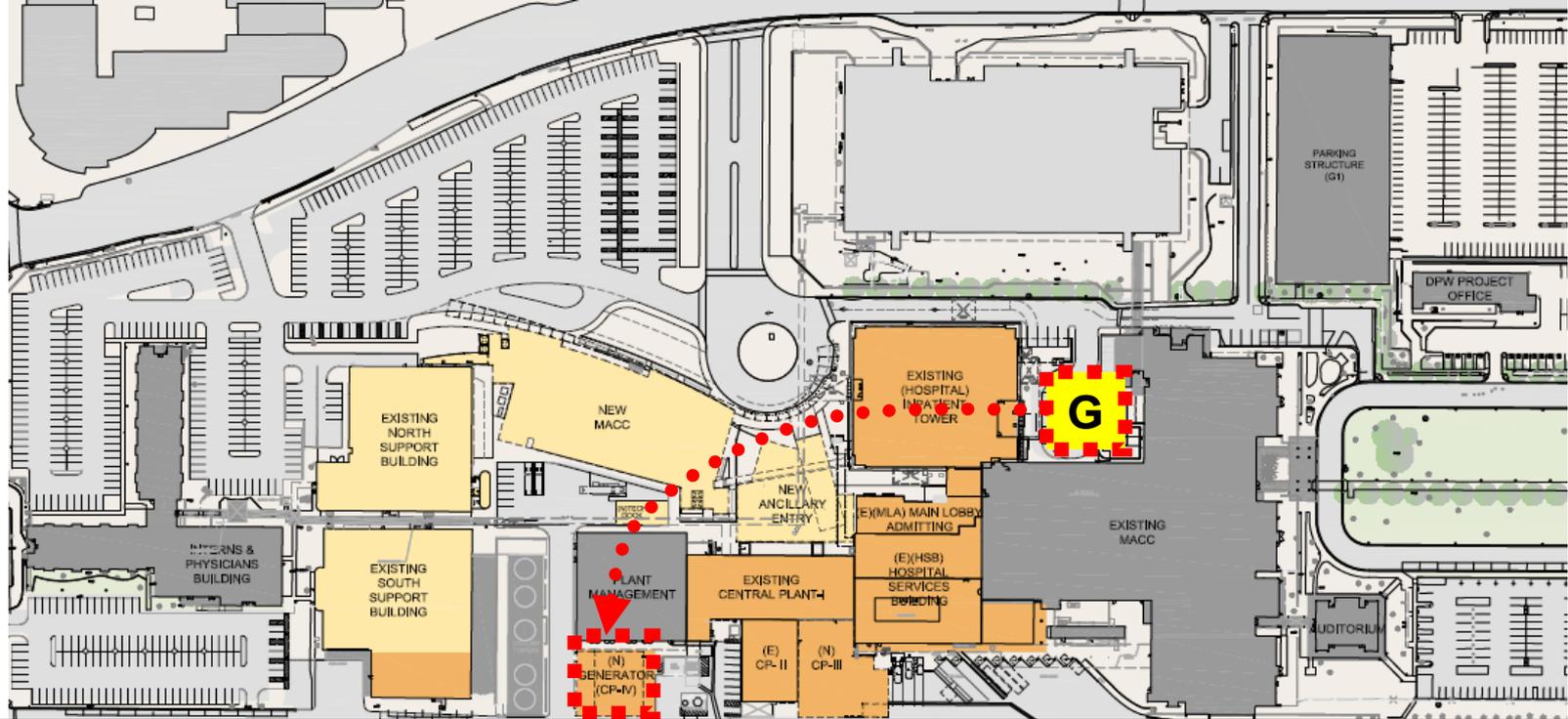


## PROJECT I (cont'd)

### CENTRAL PLANT UPGRADE (Phase 3)

- Expansion to support New Hospital and all existing campus buildings, including the New MACC
- Central Plant, Phase 1, to be renovated
- Central Plant, Phase 2, to be renovated
- Central Plant Upgrade, Phase 3, new expansion building





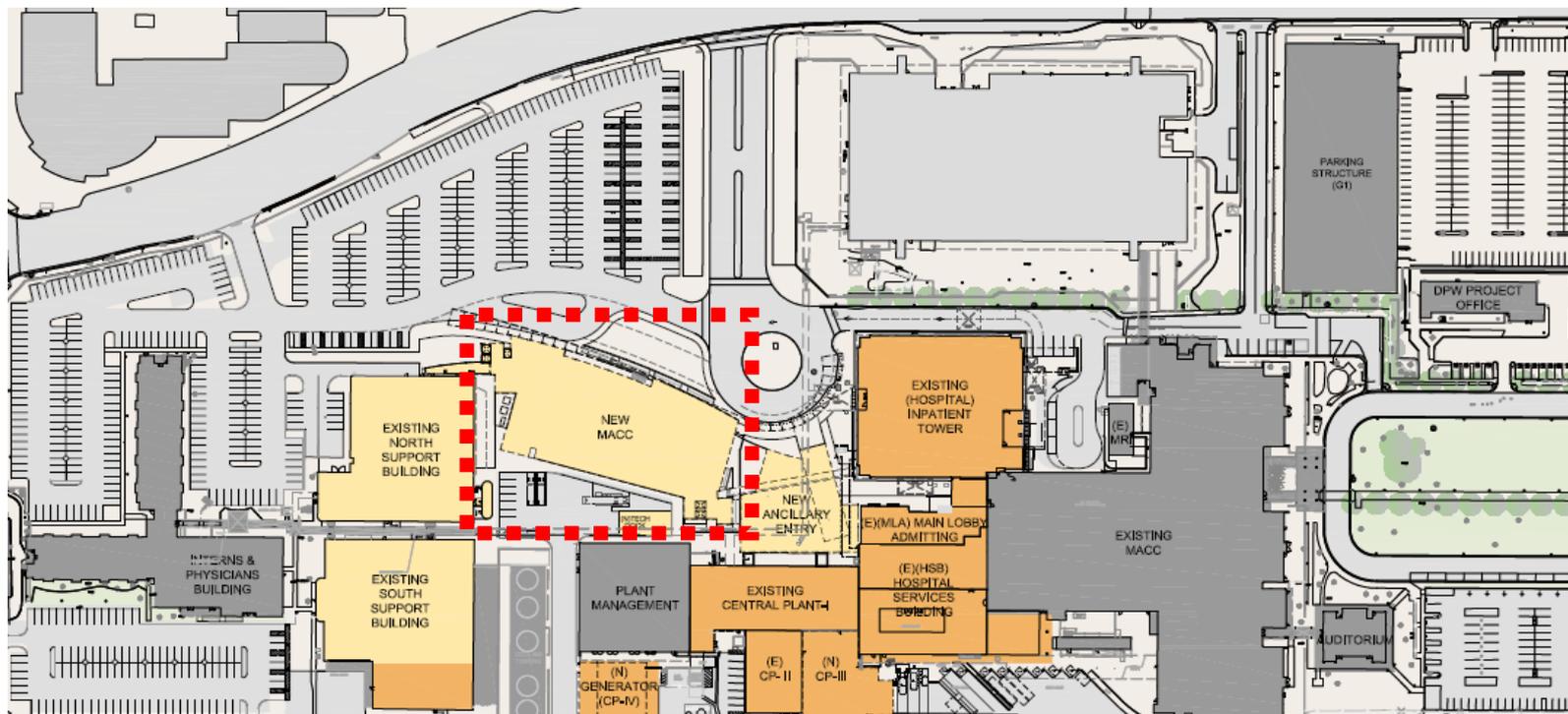
## PROJECT I (cont'd)

### EMERGENCY GENERATORS REPLACEMENT

- Existing E-Generators to be replaced and expanded
- New E-Generators will feed all buildings on campus, except Existing MACC and Hawkins







## PROJECT 2 (cont'd)

# NEW MACC BUILDING

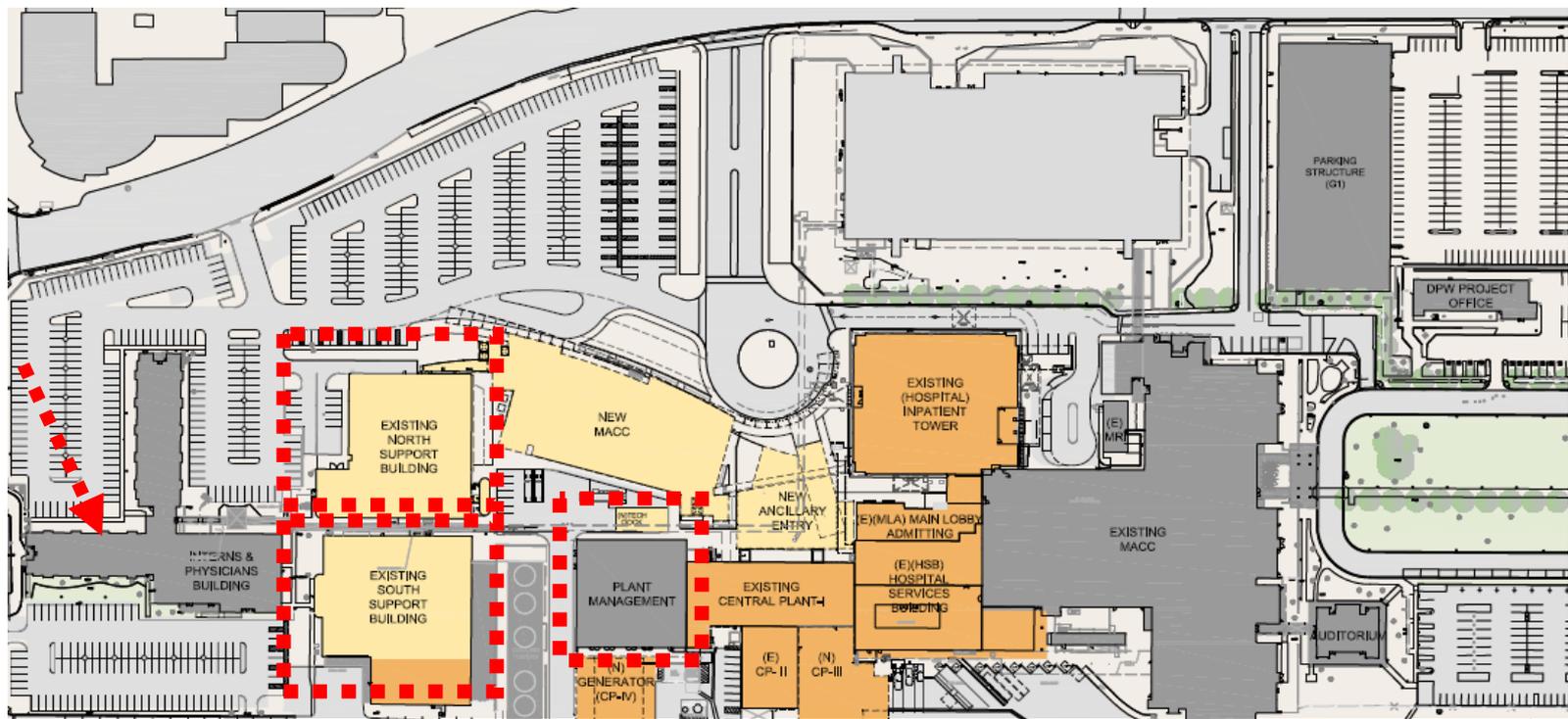
### MACC Clinical Services

- Ambulatory Surgical Center
- Walk-in
- General Medicine
- Infusion/Oncology
- Orthopedics
- Women's Services
- Physical/Occupational Therapy

### MACC Support Services

- Outpatient Pharmacy
- Satellite Laboratory
- Radiology
- Central Sterile Storage
- Minimum LEED Silver Certification Req'd





## PROJECT 2 (cont'd)

### TENANT IMPROVEMENTS

#### SUPPORT FUNCTIONS

- Receiving/Holding
- Materials/Waste Management
- Administrative Offices
- Bio-medical Engineering Services

#### EXISTING BUILDINGS

- North Support Building
- South Support Building
- Plant Management Building
- Interns & Physicians Building

• Minor to major renovation will be required (Approx. 45,000 SF)



# PROJECTS 1 & 2

## AGGRESSIVE PROJECT SCHEDULE

### Project 1

- **Hospital/Ancillary**

- Design Completion 10/15/10
- Jurisdictional Approval 01/14/11
- Award Design-Build 02/01/11
- Construction Substantial Completion 01/15/13
- Acceptance 03/31/13
- Move-in 07/15/13

### Project 2

- **New MACC**

- Scoping Design 09/17/10
- Award Design-Build 02/25/11
- Construction Substantial Completion 04/30/13
- Acceptance 08/30/13
- Move-in 01/30/14



# PROJECTS 1 & 2

## PROJECT DELIVERY METHOD

Project 1

- **Hospital/Ancillary** –
  - Design-Build

Project 2

- **New MACC & Support** –
  - Design-Build

## PROJECTED CONSTRUCTION COST

Project 1

Approx. \$170 Million

Project 2

Approx. \$90 Million



## PROJECTS 1 & 2

### Los Angeles County & MLK Community Profile

- LA County's Unemployment Rate: 12.1%
  - Five-mile radius of project, exceeds 150% of LA County unemployment rate
- LA County's Poverty Rate: 15.1%
- LA County's Highest in Welfare Recipients:
  - CalWorks 60%
  - Food Stamps 58%
- LA County's SD-2 Highest Homeless Concentration: 45.6%
- LA County's Single Parent Households: 11.3%
- LA County's Highest in CA Parolee Residency: 23%



## PROJECTS 1 & 2

### **COMMUNITY PROGRAMS SUPPORT SERVICES TO INCLUDE, BUT NOT LIMITED TO:**

- Assist in the creation and implementation of comprehensive Community outreach program,
- Provide support for outreach efforts, and
- Assist in the provision of public information regarding the projects, and Community construction relations to assist with coordination or mitigation of construction impacts.



# PROJECTS 1 & 2

## **OPTIONAL SERVICES:**

- Establish and Maintain a Project Website for Community Outreach
- Facilitate Job Fairs or Other Informational Events
- Provide Print and Electronic Media Regarding Project Issues and Opportunities
- Bilingual Communications and Translation Services



## PROJECTS 1 & 2

### **COMMUNITY PROGRAMS SUPPORT SERVICES TO INCLUDE, BUT NOT LIMITED TO:**

- Support Local Worker and Disadvantaged Local Worker Hiring Outreach Program
- Support Community/Small Business Enterprise Outreach Program (CBE/SBE)



## PROJECTS 1 & 2

### **COMMUNITY PROGRAMS SUPPORT SERVICES TO INCLUDE, BUT NOT LIMITED TO:**

- Assist in incorporating Community Outreach concepts, as appropriate, into a Project Labor Agreement (PLA) related to any MLK Project, should the County present the need.



# PROJECTS 1 & 2

## OPTIONAL SERVICES:

- Provide Labor Compliance Monitoring as required in Section 20133 of the Public Contract Code.
  - Proposer is required to have an approved Labor Compliance Program (LCP) by the State Department of Industrial Relations
  - LCP Tracker – Approved County Software



# PROJECTS 1 & 2

## RFP HIGHLIGHTS

- RFP Requirements

- Certifications / Forms
- CBE Requirements
- Insurance
- Local Office

- Requests for Information

- Critical Dates

- Proposal's Due – 08/16/10
- Oral Interviews (Optional) – 09/01/10

- County Contact Person

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# PROJECTS 1 & 2

Q & A

